



Titan Avenue, Sherford, Plymouth, PL9 Offers Over: £375,000

Set in the flourishing suburb of Sherford is this stunning four-bedroom family home, Set over three floors this property offers an abundance of space and versatility for a growing family. The home benefits from a range of social spaces, with a ground floor sitting room that has been decorated and dressed impeccably which opens on to the beautifully landscaped rear garden, making a perfect entertaining space. Coupled with a delightful, contemporary kitchen/diner, offering ample downstairs accommodation. Completing this modern townhouse are four double bedrooms spread across the first and second floors that are all light, airy and as tastefully decorated as the rest of the house. Both floors also benefits from freshly fitted bathroom rooms. Externally, the property boasts the contemporary rear garden, which has been landscaped in recent years along with a garage with an newly bricked driveway and parking space. EPC: TBC

Rooms

Entrance Hall White composite front door leading into laminate wooden flooring, gas wall mounted radiator, 2 x white wooden doors into storage cupboards. Carpeted flooring leading to upstairs

Kitchen/Diner 11'7" x 10'10" (3.53m x 3.3m). White wooden door, laminate flooring, gas wall mounted radiator, 2 x UPVC double glazed window to the front aspect. White gloss units with black worktop, integrated dishwasher, oven, hob, chrome sink, space for washing machine and fridge/freezer

Cloackroom 5' x 4'9" (1.52m x 1.45m). White wooden door, laminate flooring, gas wall mounted radiator, white toilet and white basin with chrome mixer tap

Lounge 17'4" x 10'5" (5.28m x 3.18m). White wooden door, laminate flooring, gas wall mounted radiator, UPVC double glazed French doors leading out onto garden

Garden Small patio area leading onto lawn with composite decked seating area at the end. Wooden gate to the side of property leading to single garage and driveway

Hallway Carpeted flooring, gas wall mounted radiator, UPVC double glazed window to the front aspect

Bedroom 4 10'10" x 9'4" (3.3m x 2.84m). White door, carpeted flooring, gas wall mounted radiator, 2 x UPVC double glazed window to front aspect

Bathroom 10'10" x 7'1" (3.3m x 2.16m). White wooden door, tiled flooring, chrome heated towel rail, white toilet, white basin with chrome mixer tap. White bath with brown tiles fitted around with glass shower panel, chrome shower fitted above bath





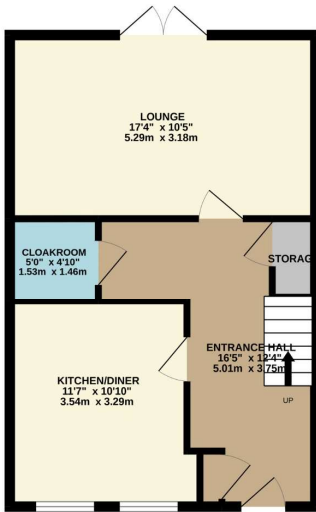
Bedroom 1 17'4" x 10'5" (5.28m x 3.18m).
White wooden door, carpeted flooring, UPVC double glazed window to the rear aspect, UPVC double door to Juliet balcony to the rear aspect

Bedroom 3 17'4" x 9'4" (5.28m x 2.84m).
White wooden door, carpeted flooring, gas wall mounted radiator, UPVC double glazed window, built in storage cupboard

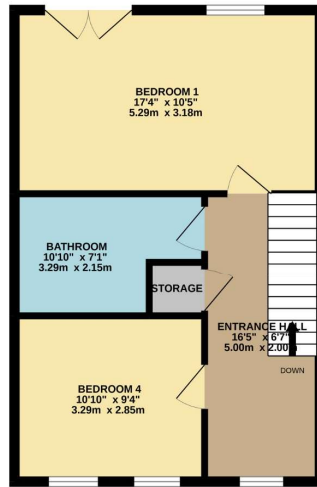
Bathroom 9'5" x 7'1" (2.87m x 2.16m).
White wooden door, tiled flooring, chrome heated towel rail, white toilet, white basin with mixer tap, double shower with glass sliding door

Bedroom 2 17'4" x 10'5" (5.28m x 3.18m).
White wooden door, carpeted flooring, gas wall mounted radiator, UPVC double glazed window to rear aspect, built in storage cupboard

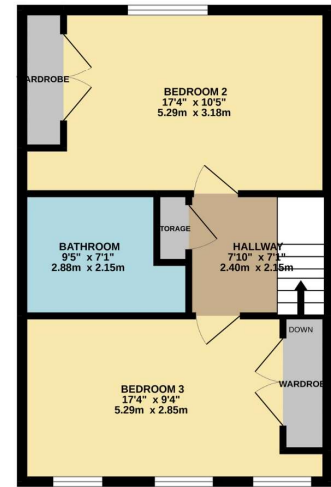
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

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